

AVAILABLE FOR SALE
35,568± SF OFFICE/WAREHOUSE FACILITY & 4.15± ACRES OF LAND

5733 E. SHIELDS AVENUE

FRESNO, CA



NEWMARK
PEARSON COMMERCIAL

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5733 E. SHIELDS AVENUE

FRESNO, CA

PROPERTY

INFORMATION

PROPERTY DESCRIPTION

Positioned on 4.15+ acres in close proximity to Fresno Yosemite International Airport. This 35,568+ SF office/warehouse facility offers administrative office, executive office space, functional warehouse capacity, and room for expansion. The property is zoned IL (Light Industrial) in the city of Fresno and features durable concrete block and metal construction. The well-maintained facility combines functionality, efficiency, and long-term value in one of Fresno's premier industrial locations.

SITE

SHIELDS AVENUE

FOUNTAIN WAY

BUILDING
35,568± SF

LAND
4.15± ACRES

Cross Streets:	Shields & Clovis Avenues
Building Size:	35,568± SF
Asking Price:	\$4,300,000.00
Lot Size:	4.15± Acres
Tenancy:	Single
Ceiling Height:	22.5' – 26' (<i>Warehouse Space</i>)
Construction Type:	CMU and Metal
Grade Level Doors:	3
Power:	400 amps; 480 volt, phase 3 800 amps; 240 volt, phase 3
Parking:	51 spaces
Year Built:	1965
Zoning:	IL (<i>Light Industrial</i>)
APN:	496-023-11

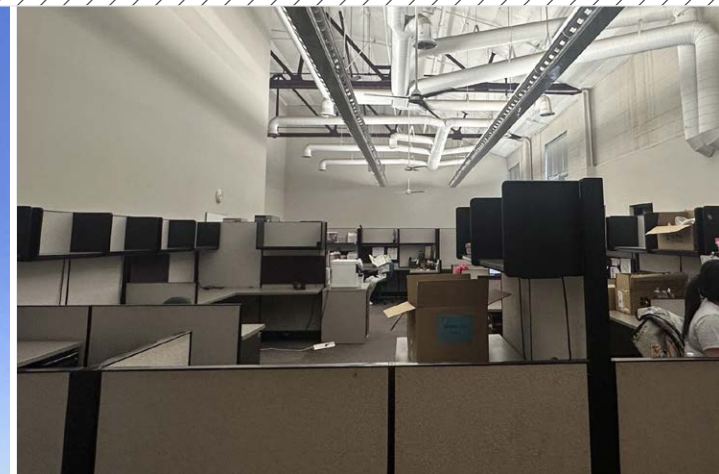
LOCATION DESCRIPTION

Situated in Fresno's established industrial corridor, 5733 E. Shields Avenue offers exceptional access to regional transportation and distribution networks. The property is just minutes from Fresno Yosemite International Airport, providing convenient access for business travel, air freight, and logistics operations. It also offers excellent connectivity to State Route 180, with quick access to Highways 41, 99, and 168, facilitating efficient transportation throughout the Central Valley and California.

Centrally located between Los Angeles and the San Francisco Bay Area, Fresno serves as a strategic hub for manufacturing, warehousing, distribution, and logistics operations. Its prime location enables businesses to efficiently serve customers throughout California while benefiting from the region's strong workforce, transportation infrastructure, and growing industrial market.

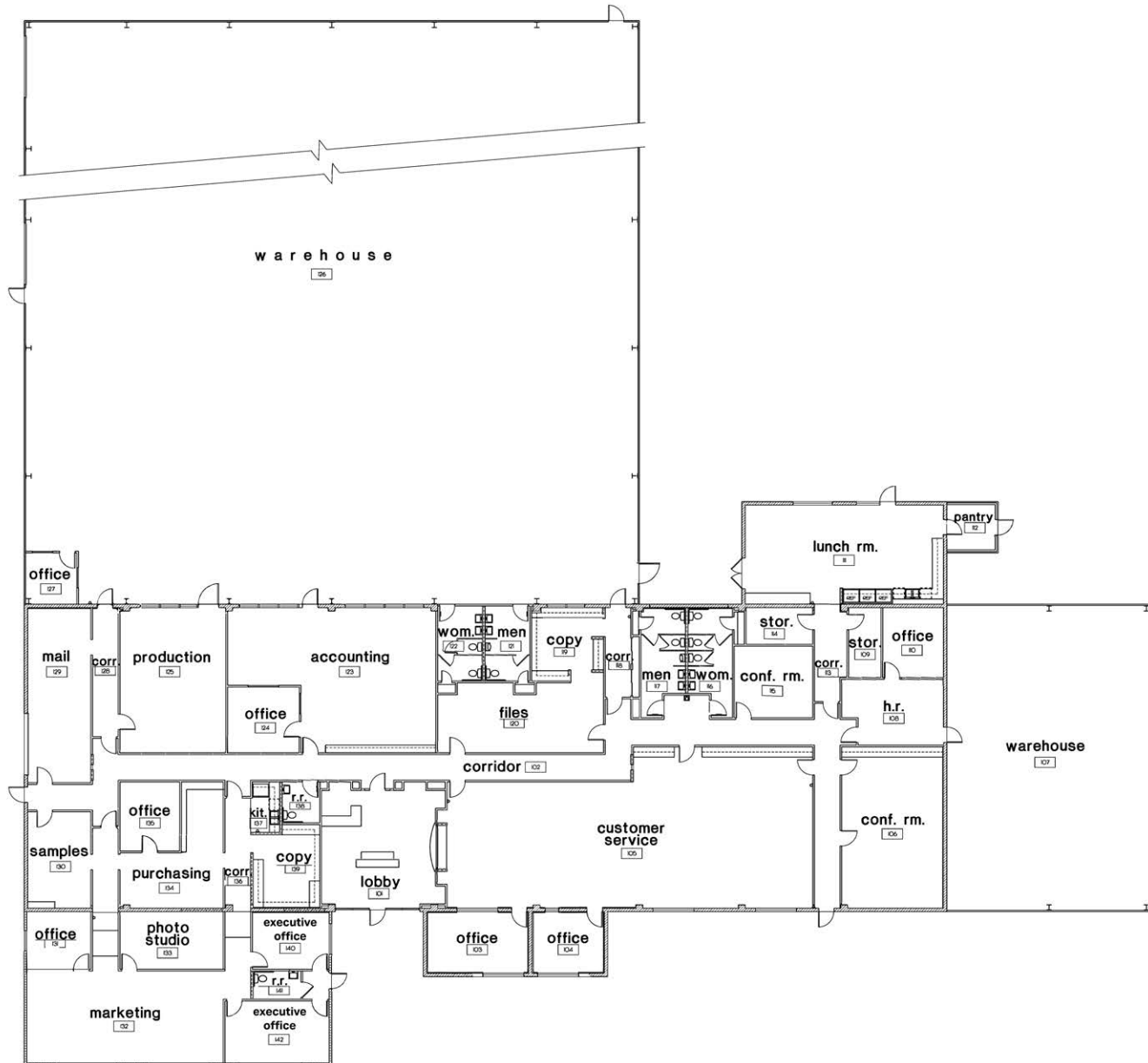
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FRESNO, CA

PROPERTY HIGHLIGHTS



- Professional lobby and reception area
- Well-appointed administrative office space (13,900+ SF)
- Executive offices with private restroom
- Flexible floor plan with non-load-bearing interior walls
- Expansive clear-span warehouse
- Potential to accommodate multiple tenants
- Inviting outdoor courtyard and employee break area
- Large lot with future development potential
- Abundant exterior storage and yard area
- Dual street access (front and rear)
- Excellent trailer access and maneuverability
- Ample on-site parking
- Fully fenced and secure property





OFFICE FEATURES

- Welcoming lobby and reception area creating a professional first impression
- Large, open and flexible office layout to accommodate a variety of business operations
- Modern, well-maintained interior with a clean, professional appearance
- Fully air-conditioned office space for year-round comfort
- Spacious indoor and outdoor employee break areas, including an inviting courtyard
- Large, well-appointed restroom facilities
- Roof replaced less than two years ago, providing added value and peace of mind

ADDITIONAL FEATURES

- 13,900± SF of executive office area
- Showroom
- Large lunch room
- Spacious outdoor courtyard area

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FRESNO, CA

FRESNO
TRANSPORTATION ADVANTAGES

Businesses utilizing third-party, outbound ground shipping can reach almost the entire population of California overnight. Outbound shipping services can be provided by UPS, FedEx Ground Map, OnTrac and GLS, which all have facilities in Fresno and potentially offer late afternoon pick-up times.

UPS GROUND MAP



TRANSIT DAYS

1 DAY	2 DAYS	3 DAYS	4 DAYS	5 DAYS
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FEDEX GROUND MAP



TRANSIT DAYS

1 DAY	2 DAYS	3 DAYS	4 DAYS	5 DAYS
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5733 E. SHIELDS AVENUE

FRESNO, CA

FRESNO AREA

ADVANTAGES



HOME TO INDUSTRY LEADERS

Fresno's thriving industrial market is home to nationally recognized companies in manufacturing, food processing, distribution, e-commerce, and logistics, including Amazon, Foster Farms, Sun-Maid, Lyons Magnus, Pelco, Ulta Beauty, Graybar Electric, UPS, FedEx, Sysco, Kraft Heinz, and US Foods. These companies have chosen Fresno for its strategic Central California location, abundant workforce, and efficient access to markets throughout the state.



FRESNO COUNTY QUICK FACTS & STATS

With more than one million residents in the Fresno metropolitan area, businesses have access to one of California's largest labor pools while benefiting from significantly lower operating costs than many coastal markets.



1,008,654
POPULATION



460,700
FRESNO MSA
TOTAL LABOR FORCE



DISTANCE TO MAJOR MARKETS (Miles)

- Silicon Valley: 140
- Sacramento: 145
- Los Angeles: 192
- Reno: 285
- San Diego: 315
- Las Vegas: 385
- Phoenix: 580
- Portland: 746
- Salt Lake City: 816
- Seattle: 920



32.1
MEDIAN AGE



23.9%
COLLEGE GRADUATES

Source: Fresno EDC



DISTANCE TO DEEP WATER PORTS (Miles)

- Stockton: 116
- Oakland: 165
- LA/ Long Beach: 241

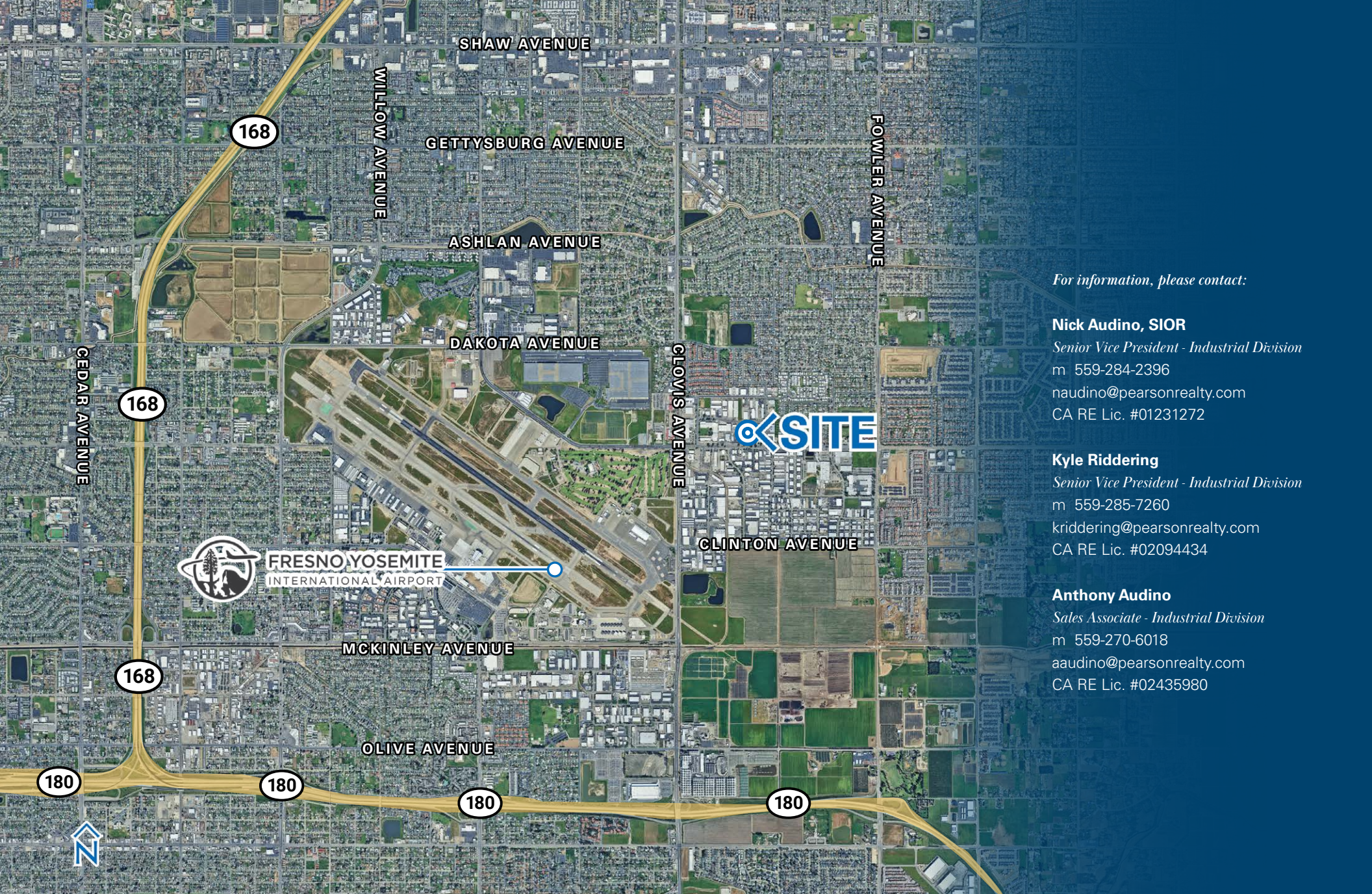


POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2031 Projection	7,783	130,136	348,341
2026 Estimate	7,758	126,987	341,347
Growth 2026-2031	0.32%	2.48%	2.05%
Growth 2020-2026	-12.58%	8.19%	5.33%
Growth 2010-2020	22.67%	13.19%	12.27%



HOUSEHOLDS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2031 Projection	2,534	43,065	112,067
2026 Estimate	2,512	41,937	109,533
Growth 2026-2031	0.88%	2.69%	2.31%
Growth 2020-2026	-10.74%	8.82%	5.80%
Growth 2010-2020	19.29%	11.25%	11.84%
2026 Est. Average HH Income	\$118,053	\$108,836	\$106,798

Source: Claritas 2026



For information, please contact:

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